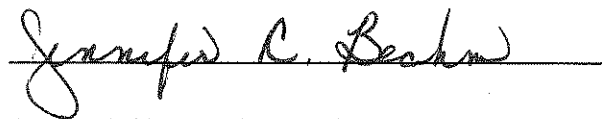


**HOWELL TOWNSHIP**  
**LAND USE ELEMENT AMENDMENT**

September 23, 2011  
Revised October 6, 2011  
Revised November 21, 2011  
Revised February 21, 2014

**Prepared by**  
**Jennifer C. Beahm, P.P., A.I.C.P.**  
**License No. 5625**

A handwritten signature in cursive script, reading "Jennifer C. Beahm", is written over a solid horizontal line.

The original of this document has been signed and sealed in accordance with New Jersey Law

**RESOLUTION**

**TOWNSHIP OF HOWELL PLANNING BOARD  
RESOLUTION OF MEMORIALIZATION  
MONMOUTH COUNTY, NEW JERSEY  
ADOPTION OF AMENDMENT TO THE LAND USE  
ELEMENT OF THE MUNICIPAL MASTER PLAN**

**Approved: March 6, 2014  
Memorialized: April 3, 2014**

**MATTER OF AMENDMENT TO THE LAND USE  
ELEMENT OF THE MUNICIPAL MASTER PLAN**

**WHEREAS**, pursuant to N.J.S.A. 40:55D-28, the Howell Township Planning Board (hereinafter "Planning Board") may prepare and, after public hearing, adopt or amend a master plan or component parts thereof, to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare; and

**WHEREAS**, N.J.S.A. 40:55D-28b(2) permits a planning board to adopt a land use element of the municipal master plan; and

**WHEREAS**, a public hearing was held before the Planning Board on March 6, 2014, to consider the adoption of an amended land use element; and

**WHEREAS**, the Planning Board's Professional Planner, Jennifer Beahm, P.P. of CME Associates, prepared a draft land use element entitled, "Master Plan Amendment, Land Use Plan Element" dated March 2014; and

**WHEREAS**, the Planning Board has heard testimony and comments from its own consultants, and with the public having had an opportunity to be heard and present expert testimony; and

**WHEREAS**, based upon the testimony and draft land use element, as well as the 2014 periodic re-examination report;

**NOW, THEREFORE,** does the Howell Township Planning Board make the following findings of fact and conclusions of law with regard to the draft land use element.

1. The Planning Board determines that the policy goals and objectives contained in the draft land use element prepared by Jennifer Beahm, P.P. accurately reflect the policies of the Planning Board based upon the current land use patterns as well as land use challenges which presently exist within the municipality.

2. The Planning Board, therefore, adopts the draft land use element prepared by Jennifer Beahm, P.P. entitled "Master Plan Amendment, Land Use Plan Element, dated March 2014."

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Township of Howell on this 3<sup>rd</sup> day of April, 2014, that the action of the Planning Board taken on March 6, 2014, adopting the draft land use element prepared by Jennifer Beahm, P.P. entitled "Master Plan Amendment, Land Use Plan Element" pursuant to N.J.S.A. 40:55D-28 is hereby memorialized.

**BE IT FURTHER RESOLVED** that the Board Secretary is hereby authorized and directed to cause a notice of this decision to be published in the official newspaper and to send a certified copy of this Resolution to the Monmouth County Planning Board and to the Township Clerk, Engineer, Attorney and Tax Assessor, and shall make same available to all other interested parties.

  
\_\_\_\_\_  
Stephen Johnson, Chairman  
Howell Township Planning Board

ON MOTION OF: Mr. Schneider

SECONDED BY: Mr. Fankhauser

ROLL CALL:

YES: Fankhauser, Gravatt, French, Cavallero & Johnson

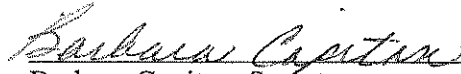
NO:

ABSTAINED:

ABSENT:

DATED: April 3, 2014

I hereby certify this to be a true and accurate copy of the Resolution adopted by the Howell Township Planning Board, Monmouth County, New Jersey, at a public meeting held on April 3, 2014.

  
\_\_\_\_\_  
Barbara Capitan, Secretary  
Howell Township Planning Board

### **Route 33 and Route 9 Corridor and Land Use Study**

There are approximately 338 properties and 154 properties with frontage along the Route 9 and Route 33 corridors, respectively. The properties with frontage along Route 9 are predominantly located within Highway Development HD-1 and Highway Commercial HC zones. There is a portion along the corridor that is located within the Planned Mixed Use PMU, Residential Age-Restricted R-5 and Residential R-3 Zone Districts. Therefore the area along Route 9 lie within zone districts where permitted uses are is—predominantly commercial, in addition to some residential, vacant and public properties.

The properties with frontage along Route 33 are predominantly located within the Highway Development (HD-2 and HD-3) Zone Districts and the Special Economic Development (SED) Zone District. There is a portion along the corridor that is located within the Agricultural Rural Estates (ARE-2 and ARE-6) Zone Districts, Residential (R-3) Zone District and Reserved Mount Laurel (RMLD) Zone Districts. Therefore properties within frontage along Route 33 lie within zone districts permitting a combination of residential and commercial uses.

Development of sections of these corridors have been limited over the years because of permitted zoning uses, especially in all the HD zones, limited access to sanitary sewer and infrastructure and the presence of environmental constraints such as wetlands and C-1 categorized waterways. In fact there are also a number of non conforming commercial uses located along the Route 33 corridor in the R-3 and ARE-zones, which were either grandfathered in the underlying zone districts or were granted variances over the years. It is recommended that the Township analyze the history of use variance granted and denied by the Board of Adjustment in these zones over the past several years in order to determine any development of use trends that should be given consideration. Since 2003 (excluding 2007 & 2008) there have been thirty three (33) requested use variances and multiple zoning interpretation requests for properties along Rte 9 and Rte 33.

A significant change since the adoption of the Land Use Element of the Township (last amended 9/16/2010) has been the introduction of the “WASTEWATER MANAGEMENT PLAN FOR MONMOUTH COUNTY, dated May 2, 2011 (the “Monmouth County Wastewater Management Plan”). As per the Monmouth County Wastewater Management Plan “Monmouth County submitted a Wastewater Management Plan in 2003 and again in 2006 to NJDEP for their

approval based on existing and future sewer service areas (SSA) and discussions with municipalities, sewerage authorities and other stakeholders.” (Section I. INTRODUCTION).

Given the existing commercial development along Route 9, the continued transition of Route 33 from a low volume roadway to a connector road, the development of surrounding communities and the 2011 draft of Monmouth County’s Wastewater Management Plan, commercial uses in these corridors have become more viable. It is recommended that the municipality should look to incorporate additional commercial and retail uses along these corridors, specifically within the highway commercial districts, where appropriately supported by infrastructure.

The Township should support the implementation of public sewer and water along the Rte 9 and Rte 33 corridors to support existing uses. Currently all uses (either permitted or through variance) has to pay for infrastructure to be installed or are required to use septic and wells to support their development. An alternate approach would be to target these areas and uses for sewer service, as they are currently identified by the Monmouth County Wastewater Management Plan.

It is recommended that a coordinated growth strategy that properly plans for the development of properties along these corridors be implemented, as opposed to reactionary planning that is guided through variances, and creates a non cohesive land use pattern. New land development patterns and/or uses should be considered and explored. Such an approach is recommended in the Land Use Element, which recommends offering “...flexibility in development techniques, which recognize new approaches and technologies that are responsive to evolving demographic, economic and environmental needs.” (GOALS AND OBJECTIVES, Land Use and Management pg. 3).

It is recommended that the Township prepare a corridor study to focus on the zoning of these corridors that are zoned to contain various residential and non-residential land uses with the aim to understand and preserve the favorable attributes of the existing land uses while resolving any constraints or conflicts to control development of vacant land and redevelopment of the existing parcels within the area. The Study should identify optimum future land uses that will work to sustain an active environment that not only serves the neighboring residential areas but also contributes to the Township’s tax revenues and creates economic development and employment opportunities.

The Township should continue to work with the New Jersey Department of Transportation (NJDOT), especially along Rte 33, to discuss future roadway and signalization improvements to ensure that any zoning changes and potential increase in traffic volume can be handled by the roadway system in a safe and efficient manner.

It is recommended that an Environmental Constraints Analysis should be conducted to identify environmental resources within the Study Area such as Category One waterways, Threatened and Endangered Species, wetlands and flood prone areas based upon New Jersey Department of Environmental Protection (NJDEP) GIS database to ensure that any proposed changes to existing zoning is very cognizant of the existing constraints' and Howell's history of preserving the environment and open space.

The Study should review in detail the characteristics such as the uses, bulk and yard requirements of the properties and the zones they are located in order to determine if the existing standards are adequate or if new zones districts or revisions to existing ones should be developed. These zone districts would have new bulk and yard requirements and permitted uses to develop the Study Area, in order to attract appropriate businesses and generate tax revenues for the Township.

In addition it is recommended that the existing onsite and offsite infrastructure be studied to determine whether sufficient capacity exists to handle any increase of stormwater and sanitary sewer flows.

## HOWELL TOWNSHIP LAND USE ELEMENT AMENDMENT- FEBRUARY 21, 2014

The overall character of the Township has not changed since the previous amendment to the Land Use Element, nor have there been substantive changes in land use, environmental conditions or circulation patterns in the Township. However, it is important to note that any recommendations listed within this amendment (February 2014) will supersede any recommendations, goals or objectives made in previous reports.

The main narrative in the Township can be summed up as adjusting to and carefully planning for the conservation and preservation of open space. This is particularly important, as it relates to limited future growth, preservation of environmental, economic and cultural resources, preservation of the multitude of recreational opportunities in the Township, creating affordable housing opportunities and planning for a lasting and sustainable future as climate change and renewable energy technologies continue to advance.

The following is a summary of the demographic, housing and economic indicators and changes in the Township, specifically as they relate to changes in the Township compared to prior years, as well as how this relates to the County and or the State as a whole, where applicable:

### Demographic Characteristics

As illustrated in Table A below the population of the Township of Howell grew steadily between 1930 and 2010, with the largest growth period of growth occurring between 1960 & 1970.

<b>Table A Howell Township Population Characteristics 1930 – 2010</b>			
<b>Year</b>	<b>Population</b>	<b>% Change</b>	<b>Population Density (People per square mile)</b>
1930	3,146	--	51
1940	4,039	28.4%	65
1950	6,696	65.8%	109
1960	11,153	66.6%	182
1970	21,756	95.1%	355
1980	25,065	15.2%	409



<b>Table A Howell Township Population Characteristics 1930 – 2010</b>			
1990	38,987	55.5%	637
2000	48,903	25.4%	799
2010	51,075	4.4%	834
Source: Historical Census Data			

Population density is a measure of the number of people residing within a given land area. New Jersey has the highest population density in the nation, with an average of 1,134 persons per square mile. According to 2010 US Census data, the Township of Howell had a density of 834 persons per square mile. Over the past several decades the Township has continued to steadily increase in population.

As illustrated in Table B below, the age cohort breakdown of the Township of Howell is very similar to that of Monmouth County's. A breakdown of population by age for the Township and County is provided below:

<b>Table B: Howell Township : Population Comparison by Age</b>		
<b>Age</b>	<b>Howell Township</b>	<b>Monmouth County</b>
Under 5	5.7%	5.5%
5 to 19	23.2%	20.7%
20 to 24	5.8%	5.4%
25 to 44	24.1%	24.0%
45 to 64	31.1%	30.6%
Over 65	10.1%	13.8%
<b>Median Age</b>	39.6	41.3
Source: Table DP-1, 2010 Census Data		

According to the 2010 United States Census, the Township of Howell's largest age cohort is between ages 45 to 64 years of age. The second largest age grouping is seen in the 25 to 44 age range. The Census data also indicates that the median age of Township of Howell is 39.6 years of age, slightly below the Monmouth County median age of 41.3 years of age.

According to American Community Survey (ACS), the Township of Howell has a higher income

base when compared to the Monmouth County average. The distribution of households by income for the Township of Howell and Monmouth County is presented within Table C titled Households by income (%) in 2011, below.

<b>Table C Howell Township: Households by Income</b>		
<b>Income in (\$)</b>	<b>Howell Township</b>	<b>Monmouth County</b>
Less than \$10,000	3.6%	3.8%
\$10,000 - \$14,999	3.1%	3.2%
\$15,000 - \$24,999	6.4%	7.1%
\$25,000 - \$34,999	6.8%	6.9%
\$35,000 - \$49,999	7.7%	9.1%
\$50,000 - \$74,999	13.9%	14.9%
\$75,000 - \$99,999	14.4%	12.9%
\$100,000- \$149,000	24.6%	19.2%
\$150,000 - \$199,999	10.1%	10.3%
\$200,000 or more	9.3%	12.5%
Median Household Income	\$89,361.00	\$83,842
Per Capita Income	\$36,331.00	
Source: Table DP03, 2007-2011 5-Year Estimates, American Community Survey.		

The 2011 ACS five-year estimate data indicates that the median household income in the Township of Howell was \$89,361.00. This was slightly higher than the Monmouth County Average of \$83,842.00, and significantly higher than the state average, which was \$69,811. In addition, the Census data also states that the per capita income for the Township of Howell residents was \$36,331.00, which is higher than the State per capita income of \$34,811.

### **Employment Characteristics**

The ACS also reports on work activity for the Township's residents who are sixteen (16) years of age or older. There were 25,125 people 16 years of age or older as reported in the ACS data. From this cohort, 27,396 or 70.3% of the Township residents worked in 2011. As indicated in Table D below, only 4.0% of workers are self employed and that the majority of workers are employed in the private sector.

<b>Table D Howell Township Classification of Workers</b>		
<b>Class</b>	<b>Howell Township</b>	<b>Percentage of Workers</b>
Private Wage and Salary	20,000	79.6%
Government Workers	4,103	16.3%
Self Employed	1,008	4.0%
Unpaid Family	14	0.1%
<b>Total</b>		<b>100.00%</b>
Source: Table DP03, 2007-2011 5-Year Estimates, American Community Survey		

The Township of Howell maintains a relatively diverse workforce ranging in occupation from manufacturing, finance, education and professional services to retail, wholesale and public administration. These sectors make up the bulk of the workforce in the Township of Howell.

As depicted in Table E below, 21.9% of the total workforce worked in the educational, health and social services sector while 12.2% of the workforce was in the retail trade sector. The next concentration of workers, at 9.6% of the total workforce was in Professional, Scientific, Management, Administrative and Waste Management Services followed by Arts, Entertainment, Recreation, Accommodation and Food Services comprising a total of 8.7% of the workforce.

<b>Table E Howell Township Workforce by Sector</b>		
<b>Sector</b>	<b>Employees</b>	<b>Percentage of Workers*</b>
Agriculture, forestry, Fisheries and Mining	123	0.5%
Construction	2,035	8.1%
Manufacturing	1,633	6.5%
Wholesale Trade	1,110	4.4%
Retail Trade	3,060	12.2%
Transportation, Warehousing and Utilities	1,463	5.8%
Information	944	3.8%
Finance, Insurance and Real Estate	2,101	8.4%
Professional, Scientific, Management, Administrative and Waste Management Services	2,422	9.6%

Educational, Health and Social Services	5,501	21.9%
Arts, Entertainment, Recreation, Accommodation and Food Services	2,179	8.7%
Other Services	1,041	4.1%
Public Administration	1,513	6.0%
<b>Total</b>	<b>25,125</b>	<b>100%</b>
Source: Table DP03, 2007-2011 5-Year Estimates, American Community Survey		

\*Numbers are rounded to nearest tenth.

### **Housing Characteristics**

According to the 2011 ACS, the Township of Howell contains a young housing stock. The largest periods of home construction occurred at the latter half of the 20<sup>th</sup> century. 56.2% of the housing stock occurred from 1980 and later. See Table G below.

<b>Table G Howell Township s: Housing Stock</b>		
<b>Year Structure Built</b>	<b>Total</b>	<b>Percentage</b>
2000 or later	1,868	10.2%
1990 to 1999	3,315	18.2%
1980 to 1989	5,056	27.8%
1970 to 1979	2,756	15.1%
1960 to 1969	2,393	13.1%
1959 or earlier	2,827	15.6%
Source: Table DP04, 2007-2011 5-Year Estimates, American Community Survey		

### **Analysis of Housing Units**

Based upon the 2011 ACS, the Township of Howell contained approximately 18,215 housing units. The largest grouping of housing units in the Township are classified as single-unit, detached, which comprised 77.3% of total housing units, while single-attached made up 9.2% of the housing stock. Mobile homes made up 4.2% of total stock and housing structures with 5 to 9 units made up 3.9% of the housing stock. Refer to Table H below the review the total dispersion of housing units.

<b>Table H Howell Township: Housing Units</b>		
<b>Unit Type</b>	<b>Units</b>	<b>Percent of Total</b>
<b>Total housing units</b>	<b>18,215</b>	
1-unit, detached	14,077	77.3%
1-unit, attached	1,668	9.2%
2-units	178	1.0%
3 to 4 units	308	1.7%
5 to 9 units	704	3.9%
10 to 19 units	250	1.4%
20 or more units	246	1.4%
Mobile home	760	4.2%
Boat, RV, van, etc.	24	0.1%
Source: Table DP04, 2007-2011 5-Year Estimates, American Community Survey		

### **Cost of Housing Stock**

According to the 2011 ACS, the median value of housing sales in the Township of Howell was \$351,200. The majority of the housing stock in the Township was valued in excess of \$200,000 or higher, and well over 50% of the housing stock is valued over \$300,000, as shown below within Table I, Value of Sales Housing.

<b>Table I Howell Township: Value of Sales Housing</b>		
<b>Home Value Range</b>	<b>Total Units in Range</b>	<b>Percent of Total</b>
<b>Owner-occupied units</b>	<b>15,813</b>	--
Less than \$50,000	307	1.9%
\$50,000 to \$99,999	372	2.4%
\$100,000 to \$149,999	387	2.4%
\$150,000 to \$199,999	825	5.2%
\$200,000 to \$299,999	3,291	20.8%
\$300,000 to \$499,999	7,901	50.0%
\$500,000 to \$999,999	2,457	15.5%
\$1,000,000 or more	273	1.7%

<b>Table I Howell Township: Value of Sales Housing</b>		
Median (dollars)	\$351,200	--
Source: Table DP04, 2007-2011 5-Year Estimates, American Community Survey		

For rental units, the median gross rent in the Township of Howell was estimated at \$1,210.00 in 2011, according to the 2007-2011 American Community Survey. The median gross rent in 2011 for Monmouth County was \$871. Therefore, the rent in the County as a whole is moderately lower than the rent for the Township of Howell.

## **GOALS, OBJECTIVES AND RECOMMENDATIONS FOR THE LAND USE ELEMENT**

### **1. Comprehensive Goals**

- a. Maintain consistency with the purposes of the Municipal Land Use Law (MLUL) as contained within N.J.A.C.4 0:55D-2;
- b. To continue to be a stable and diverse community through the provision of a balanced land use pattern;
- c. Encourage the development of both active and passive recreation opportunities for the residents and visitors, while maintaining sensitivity to environmental and cultural resources;
- d. To maintain and enhance a local economy that encourages the provision of more cost effective public services in order to improve the quality of life for Howell Township residents;
- e. To encourage the establishment of policies, codes and standards that promotes the use of sustainable development practices, including but not necessarily limited to: infrastructure, public and private buildings, open space and recreation, local waste and recycling among other things;
- f. To continually improve the sustainability profile of the Township;
- g. To continue to promote the health, safety and general welfare and to minimize public and private losses due to flood conditions and specific areas by provisions designed to: protect human life and health; minimize of expenditure of public money for costly flood control project; minimize the need to rescue and relief efforts associated with

flooding and generally undertaken at the expense of the general public; minimize prolonged business interruption; and minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, bridges located in areas of special flood hazard.

## **2. Comprehensive Objectives**

- a. To encourage the redevelopment or revitalization of vacant or underutilized properties;
- b. Preserve the high level of public services and provide new facilities where necessary, in order to accommodate population growth, economic development and the changing needs of the residents;
- c. To promote energy efficiency, conservation and increased use of renewable energy to reduce waste and increase recycling; to reduce the use of hazardous materials and eliminate toxic substances; to reduce greenhouse gas emissions and to plan for mitigating the effects of climate change;
- d. Promote the protection of neighborhood characteristics by enforcing buffer areas between non-residential and residential areas;
- e. Encourage the utilization of innovative and creative approaches in order to facilitate the provision of housing for low, moderate, and work force housing opportunities and choices, which will enhance the quality within and contribute to the value of the community;
- f. To collaborate with other government, non-government and private entities to create the most efficient and effective means for realizing Howell's Master Plan goals, while minimizing the financial burden on the Township.

## **3. Specific Goals**

- a. Encourage and support the rehabilitation and infill of the housing stock where appropriate while maintaining the character, scale and privacy of the established residential neighborhoods in the Township;
- b. Recognize the need to adapt to the changing dynamics and demands of a diverse and increasingly globalized economy;
- c. To coordinate land uses with transportation facilities to improve access and encourage alternatives to driving;

- d. Encourage those public and private actions necessary to develop and sustain the long-term vitality of the key commercial/retail areas. This can be achieved by improving streetscapes through unified signage, facades, public walkways and landscaping, and improving vehicular and pedestrian circulation and a unified wayfinding program. This will help guide residents and visitors to the plethora of environmental and recreational opportunities in the Township;
- e. Review the viability of extending infrastructure to those neighborhoods where the Township feels it is appropriate;
- f. Evaluate the potential for economic and rehabilitation plans in strategic locations within the Township, where appropriate, to encourage sound land use development that can provide economic development opportunities, while at the same time balancing the preservation of neighborhood character as well and the protection of environmental resources.
- g. Evaluate the current open space that is owned by the Township to determine if uses can be improved.

#### **4. Recommendations**

- a. Block 25, Lots 72 and 73 of the proposed Tropicana Power Retail Center, to be located at 5313 Route 9 North and Lanes Mill Road, is within the ARE-3 Agriculture Rural Estate Zone. It is recommended that these properties be rezoned to HD-1 Highway Development Zone.
- b. It is recommended that the HD-2 and HD-3 Highway Development zones along Route 33 be consolidated to the HD-3 Highway Development zone.
- c. Due do a high amount of requested variances, it is recommended that the portion of Route 524, in the vicinity of Ketcham Road to Camelot Drive, should be rezoned from ARE-2 to NC Neighborhood Commercial. The trend of this area has been to disfavor residential structures, and uses set forth within the current zoning scheme do not support this trend.
- d. It is recommended that requirements within the SED- Special Economic Development Zone, Neighborhood Commercial Zone and Planned Mixed Use District be reviewed and evaluated to ensure consistency with the Township's vision.



- e. It is recommended that the Township's Circulation Element of the Master Plan be reviewed and evaluated to ensure consistency with the Township's vision and the Land Use Element Amendment.
- f. It is recommended that the Township's Recreation Element of the Master Plan be reviewed and evaluated to ensure consistency with the Township's vision and the Land Use Element Amendment.
- g. It is recommended that the portion of Lakewood Farmingdale Road, from Route 195 to Herbertsville Road, be evaluated for rezoning to the NC Neighborhood Commercial District.
- h. It is recommended that uses including the sale of gasoline be required to have a back up power source in place in the event of massive power outages.
- i. It is recommended that Howell develop a plan for reducing and mitigating its direct and indirect greenhouse gas (GHG) emissions. Direct emissions could be reduced through more efficient vehicles and the use of alternative fueled vehicles. Indirect emissions could be reduced through more efficient use of electricity and the use of renewable energy. Steps to mitigate GHG emissions could include increasing carbon sequestration capacity through tree planting and preservation of established forested areas, providing fueling stations for natural gas and electric vehicles and including bus and trolley services within the Circulation Plan Element. Howell should work closely with the county, state, and private sector (electric utilities) initiatives to access resources for reducing and mitigating greenhouse gas emissions and addressing the effects of global climate change.

#### **5. Recommended Ordinance Amendments**

**a. Proposed Amendment to §188-78.2 Highway Development 3 (HD-3).**

It is recommended that uses permitted within the HD-3 district be amended to the following:

Permitted uses.

(1) Principal uses:

(a) Offices for business, professional, medical, governmental and educational services.

(b) Financial institutions.

- (c) Retail sales and services.
- (d) Shopping centers not to exceed 50,000 SF.
- (e) Restaurants.
- (f) Planned mixed-use age-restricted developments and converted age-restricted developments (development consisting of both residential and commercial uses on a large tract), as provided in Subsections **F** through **L** of § 188-78.2.
- (g) Adult day-care facilities.

(2) Accessory uses. Accessory uses customarily incidental and ancillary to a permitted use.

(3) Conditional uses:

- (a) Houses of worship.
- (b) Schools and day-care facilities.
- (c) Telecommunication facilities.
- (d) Commercial breeders, dog kennels, shelters, pounds, dog training facilities and pet shops.
- (e) Gasoline station convenience center provided that the use is located along an arterial or collector road and subject to the standards identified in **§188-98.4**.

**b. Proposed Amendment to §188-93 Schools.**

The Township has expressed interest in adding stricter requirements on schools permitted as a conditional use. It is recommended that schools be removed entirely as a conditional use in the SED Special Economic Development Zone and that §188-93 of the Land Use Ordinance be amended to the following proposed conditions.

**§188-93 Schools.**

- A. The curriculum of the proposed school shall be approved by the New Jersey Department of Education.
- B. The minimum lot area for an elementary school shall be 10 acres, plus one additional acre for each 100 pupils. The minimum lot area for an intermediate school or trade or vocational school shall be 20 acres, plus one additional acre for each 100 pupils. The minimum area for a high school shall be 30 acres, plus one

additional acre for each 100 pupils. The minimum area for an institution of higher learning shall be 50 acres, plus one additional acre for each 100 students. No more than 10% of the site shall be covered by buildings.

- C. A front and rear yard, each with a depth of not less than 150 feet, and two side yards, each with a width of not less than 100 feet, shall be provided. No parking or play area shall be allowed within 75 feet of any street or property line.
- D. Off-street parking shall be provided in the following ratio: Elementary and intermediate schools shall provide one parking space for each staff member or employee, plus two parking spaces for each classroom, plus adequate space for buses and delivery vehicles. High schools shall provide one parking space for each staff member or employee, plus seven spaces for each classroom, plus adequate space for buses and delivery vehicles. Trade or vocational schools shall provide one parking space per 100 square feet of gross floor area. Institutions of higher learning shall provide one parking space per 150 square feet of gross floor area.
- E. A driveway shall not open onto a public street within 150 feet of an intersection of such street with another public street. In determining the suitability of proposed or existing driveways upon the site, the approving agency shall consider such factors as grade and site clearance; the number and pattern of driveways; the number, location of design of ingress and egress points; the volume of traffic which may be anticipated on the site and on adjoining roads; and the condition and width of pavement of adjoining roads.
- F. Illumination for night athletic activities shall be shielded from view of adjoining streets and residential areas and a glare study should be required for properties within 200 feet of any proposed night athletic illumination.
- G. The application shall include a complete set of architectural plans and specifications of existing and proposed buildings and structures and a statement setting forth in general terms the proposed courses of instruction. This statement shall indicate the grade levels of the pupils to be housed in the building or buildings, the planned

pupil capacity of such building or buildings and the contemplated eventual enrollment of the school.

**c) Proposed Amendment to 188-77 entitled Highway Development 1 (HD-1)**

It is recommended that Section 188-77 of the Code of the Township of Howell be amended at Section B(3) entitled “Conditional Uses” to include the following:

- (a) Hotels and/or conference center.
- (b) Museums
- (c) Executive and Administrative Services
- (d) Information Technology Data Center

**d) Proposed Amendment to 188-87 entitled “Conditional Uses”**

With the addition of Hotels and/or conference center as a conditional use within the HD-1 zone, the following requirements should be amended to Section 188-87, Conditional Uses.

**Hotel and/or conference center**

HOTEL shall mean a commercial establishment containing sixty (60) or more individual sleeping rooms or suites, excluding, accommodations for employees, each having a private bath attached thereto, for the purpose of providing overnight lodging facilities to the general public for compensation, with or without meals, and in which ingress and egress to and from all rooms shall be made through an inside office or lobby, supervised by a person in charge at all hours. For the purposed of this chapter, “overnight” shall mean continued occupancy of a room(s) or suite(s) are only available for 24 hours occupancy. Guests of the hotel shall not reside within the hotel for more than 14 consecutive days. Permitted accessory uses within the hotel include but are not limited to:

- a. Restaurants
- b. Retail and personal service facilities
- c. Banquet facilities
- d. Health Club
- e. Customer laundry and dry cleaning services

CONFERENCE CENTER shall mean a facility for business or professional conferences and seminars, which shall contain accommodations for sleeping eating and recreation primarily supporting the conference use.

1. Hotel subject to the following requirements:
  - a. Minimum lot area: seven buildable acres.
  - b. Minimum lot width: 500 feet
  - c. Minimum lot frontage: 250 feet.
  - d. Minimum yards: shall be the same as yard requirements established for the HD-1 zone.
  - e. Maximum FAR: 0.35
  - f. Maximum impervious coverage: 70%.
  - g. Maximum building height: four stories, but not more than 60 feet.
  - h. Other conditions:
    - i. Any hotel that may be constructed on a lot must contain a minimum of at least 60 units of accommodations, exclusive of a permanent, on-site superintendent's living quarters.
    - ii. Each unit of accommodation shall contain a minimum floor area of 250 square feet.
  - i. Parking spaces. One (1) parking space per room plus ten, one (1) space per employee, (10) spaces per 1,000 square feet of gross floor area (GFA) for accessory meeting and conference space. Associated restaurant and banquet facility shall be calculated based on seating capacity and shall be one (1) parking space for every three (3) seats.
  - j. The only accessory uses are any uses which are subordinate to, but related and customarily and incidental to, the principal uses, including the following:
    - i. The only accessory uses outside of the hotel would be signs and swimming pools. Signs shall be regulated by the Township.
    - ii. Banquet facilities, restaurants, conference facilities, health facilities, swimming pools and retail shops in connection with a hotel. All accessory uses shall only be accessible through the interior lobby of the hotel (except for outside swimming pools).

**d) Proposed Amendment to "Definitions"**

It is recommended that the following Definitions be added to the land use ordinance:

**AUTOMOBILE REPAIR SERVICES, MAJOR**

General repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, including bodywork, welding, and major painting service.

**AUTOMOBILE REPAIR SERVICES, MINOR**

The replacement or repair of any automobile part that does not require removal of the engine head or pan, engine transmission, or differential but may include incidental body and fender work, minor painting, and upholstery service.

**AUTOMOBILE SALES**

The use of any building, land area, or other premise principally for the display, sale, rental, or lease of new or used automobiles (but may include light trucks or vans, trailers, or recreation vehicles), and including any vehicle preparation, warranty, or repair work conducted as an accessory use.

**AUTOMOBILE SALES, USED**

The use of land and buildings for the display and sale of primarily used motor vehicles and may include repair and service facilities as well as financing and leasing services.

**AUTOMOBILE SERVICE STATION**

Any building, land area, or other premises, or portion thereof, used for the retail dispensing or sales of vehicular fuels; servicing and minor repair of automobiles; and including as an accessory use the sale and installation of lubricants, tires, batteries, and similar vehicle accessories.

**AUTOMOTIVE REPAIR SERVICES**

Establishments primarily engaged in furnishing automotive repair, rental, leasing, and parking services to the general public.

**GAS STATION AND CONVENIENCE STORE**

A retail store designed to and stocked to sell primarily food, beverages, and other household supplies to the public in addition to the retail sale of gasoline products, but where no automotive repair is undertaken.

**INTERSECTION**

The location where two or more roadways cross at grade without a bridge; a place of joining or crossing of streets or railroads.

**LOT, CORNER**

A lot or parcel of land abutting on two or more streets at their intersection or on two parts of the same street forming an interior angle of less than 135 degrees.

**RETAIL SALES**

Establishments engaged in the buying and reselling or rental of goods or merchandise (usually to the general public for personal use or household consumption, although they may also serve business and institutional clients) and in rendering services incidental to the sale of such goods.

**RETAIL SERVICES**

Establishments providing services or entertainment, as opposed to products, to the general public for personal or household use, including eating and drinking places; hotels and motels; finance, real estate, and insurance offices; personal services; theatres; amusement and recreation services; health educational, and social services; museums; and galleries.

#### **RETAIL STORE, CONVENIENCE**

A retail establishment of up to 5,000 square feet selling primarily food products, household items, newspapers and magazines, candy and beverages, and a limited amount of freshly prepared foods such as sandwiches and salads for off-premises consumption.

#### **RIGHT-OF-WAY (ROW)**

(1) A strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a street, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, or other similar uses; (2) generally, the right of one to pass over the property of another.

#### **SHOPPING CENTER**

A group of commercial establishments planned, constructed, and managed as a total entity, with customer and employee parking provided on-site, provision for goods delivery separated from customer access, aesthetic considerations and protection from the elements, and landscaping and signage in accordance with an approved plan.

- Superregional center includes retail, office, and service uses, occupies more than 100 acres, has four or more anchor stores, and contains more than 1 million square feet of gross leasable space.
- Regional shopping center contains a wide range of retail and service establishments, occupies 50 to 100 acres of land, has at least one or more anchor stores, and contains more than 400,000 square feet of gross leasable space. It draws its clientele from as much as a 45-minute drive away.
- Community shopping center features a discount store or supermarket, contains approximately 150,000 square feet of gross leasable area, and has a site area of 10 to 25 acres. Its clientele draw is approximately a 10-minute drive from the center.
- Neighborhood shopping center generally offers goods necessary to meet daily needs, occupies up to 10 acres, has up to 100,000 square feet of gross leasable area, and draws its clientele from a 5-minute driving radius from the center.

#### **STRIP COMMERCIAL DEVELOPMENT**

Commercial or retail uses, usually one-story high and one-store deep that fronts on a major street.

### **6. Sustainability**

#### **a. Township's Sustainability Profile**

It is recommended that the Township increase its sustainability profile by setting forth a Township wide "green" initiative. The development of a botanical garden within the

Township is also recommended to be explored. It is further recommended that the Township seek *Sustainable New Jersey* certification; promote more walkability within the Township; provide greater access and linkage for greenways, walkways, and bike paths in accordance with the Circulation Plan Element of the Township Master Plan; and evaluate opportunities to purchase additional parcels for dedicated open space.

**b. Rain Gardens**

A **rain garden** is a planted depression that allows rainwater runoff from impervious urban areas like roofs, driveways, walkways, parking lots, and compacted lawn areas the opportunity to be absorbed. This reduces rain runoff by allowing stormwater to soak into the ground (as opposed to flowing into storm drains and surface waters which causes erosion, water pollution, flooding, and diminished groundwater). They can be designed for specific soils and climates. The purpose of a rain garden is to improve water quality in nearby bodies of water. Rain gardens can cut down on the amount of pollution reaching creeks and streams by up to 30%.<sup>1</sup>

It is recommended that the Township consider offering incentives for the incorporation of rain gardens. Any proposed standards should be based on the size, location and use of native deep-rooted plants and grasses. Furthermore, any proposed rain garden should be positioned near runoff areas like downspouts and driveways and or the utilization of parking lots for water capture. In addition, it is recommended that the Township review the latest approved stormwater management techniques to ensure the most appropriate and environmentally friendly stormwater management alternatives are utilized throughout the Township.

**RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS INTO THE LAND USE ELEMENT AND LOCAL DEVELOPMENT REGULATIONS**

Currently, there are no Redevelopment Areas in the Township, but it should be recognized that this is still a viable tool to stimulate private investment, economic development and reconstitute otherwise stagnant buildings, structures, properties and or areas of the Township. As such, it is recommended that the Township consider utilization of this tool in the future, in appropriate areas of the Township.

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